

**SINGLE FAMILY HOUSING
INSPECTION CHECKLIST-IRC 2003
RURAL DEVELOPMENT**

STAGE 1: "Just prior to or during the placement of concrete footings...foundation excavations are complete, forms or trenches and steel are ready for concrete placement and the subsurface installation is roughed in." OR "...as soon as possible after the placement of concrete and before any backfill is in place."

- ☐ 1. Foundation in proper location on correct site (check the Site Plan). Well & Septic locations?
- ☐ 2. Solid bearing on undisturbed soil, free of loose material, frost, mud, & water.
- ☐ 3. Footing elevation set for future finish grading w/ positive slope away from the house w/ respect to existing topography (R401.3)
- ☐ 4. Footing depth below local frost line, including at garage door (Extreme Frost Penetration Map).
- ☐ 5. Wall/column footing dimensions, steps & reinforcing per plans & code (R403 & Table R403.1)
- ☐ 6. Footing concrete: 2500 psi minimum strength (Table R402.2 & Fig. R301.2(3))
- ☐ 7. Provisions made for perimeter foundation drain below basement floor level.

STAGE 2: "Building is enclosed, structural members are still exposed, roughing in for heating, plumbing and electrical work is in place and visible, and wall insulation and vapor barriers are installed." Prior to application of interior or exterior finishes.

- ☐ 1. Verify foundation wall thickness per plans & code (R404 & Tables R404.1.1(1) to R404.1.1(4)) & 1/2" anchor bolts or anchor straps (R403.1.6).
- ☐ 2. Foundation parging (3/8"+) and bituminous damp proofing (R406).
- ☐ 3. Perimeter foundation drain in crushed stone installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system (R405.1).
Note: DO NOT tie downspouts into perimeter foundation drain.
- ☐ 4. Crawl space access & ventilation (R408).
- ☐ 5. Basement floor: Min. 3.5" thick 2500 psi concrete, w/ control joints, over 4" stone base & vapor barrier (R506).
- ☐ 6. Pressure treated sill plates over sill sealer on masonry foundation wall (R-319).
- ☐ 7. Floor framing: Girders w/ staggered joints over support columns, support column spacing, joist spacing & sheathing thickness, 1 1/2" min. joist bearing, lap joists 3"(min) over girder, double joists under bearing walls, double headers & trimmers at floor openings, cutting notching & boring of joists, band board insulation (R502 & N1102).
- ☐ 8. Wall framing: 2x6 studs w/ R19 batt insulation & continuous vapor barrier recommended, corner bracing, solid bearing for door & window headers, drilling (no less than 5/8" from edge) & notching of studs & plates, holes for electric wiring no less than 1 1/4" from the edge of the stud (Table E3702.1), insulate all interior/exterior wall intersections, insulate/caulk framing joints & plate bore holes & around door/window jambs (R602 & N1102).
- ☐ 9. Fireblocking: At all interconnections between concealed vertical & horizontal spaces such as occur at soffits, at openings around pipes & ducts at ceiling or floor level, at concealed vertical spaces between stories, etc. (R602.8).
- ☐ 10. Roof/ceiling framing: Rafter/truss spacing & sheathing thickness (EXT grade), collar ties, R38 to R49 insulation (R802 & R803 & Table R503.2.1.1(1) & N1102)
- ☐ 11. Roofing: Asphalt shingles w/ 15# felt underlayment & flashing (R905.2 & Table R905.2.8.2)
- ☐ 12. Attic access & ventilation (R806 & R807) Ridge vent & ventilation baffles at soffit recommended.
- ☐ 13. Stairs: Treads- 9" min., risers- 8 1/4" max., nosing- 1 1/4" max., handrail (UCC change, R311 & R312)
- ☐ 14. Masonry veneer: Flashing, weep holes, air space & wall ties (R703.7 & R703.8)
- ☐ 15. Porch: Flash over band board prior to pouring 3500 psi air-entrained concrete (Table R402.2)
- ☐ 16. Windows: Double glazed, low E, high efficiency windows, bedroom egress (R310)
- ☐ 17. Doors: Metal insulated exterior doors.
- ☐ 18. Electrical: Rough-in inspection sticker, location of outlets & switches (Chapters 33 thru 42)

[] 19. Dwelling unit separation: Two family dwellings **1 hour** (R317.1) Townhouses **2 hour** (R317.2)
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STAGE 3: "All on-site and off-site development has been completed and the structure is ready for occupancy or its intended use."

- [] 1. Finish grade to drain surface water away from foundation. Slope 6" in 10' min (R-401.3), or to drains or swales to ensure drainage away from the structure (Exception).
- [] 2. Finish grade 6" below top of masonry foundation wall (R404.1.6).
- [] 3. Completed finish grading w/ topsoil, lawn seeding, walks, driveway & landscaping.
- [] 4. Gutters, downspouts & 30" splash blocks directing storm water away from building.
- [] 5. Exterior finishes: Brick/siding, roofing, ridge vents, bathroom & range hood fans vented directly to the outside (not to soffits), porch, handrails, steps.
- [] 6. Interior finishes: Painted drywall, trim, carpet, vinyl flooring, hardware, cabinets, stairs, handrails, plumbing fixtures, electric fixtures.
- [] 7. Garage (attached): 20-minute fire rated door between garage & house, complete separation of garage from house via 1/2" drywall from concrete floor to roof deck, garage floor to slope away from living space (R309).
- [] 7. Mechanical & electrical systems operational.
- [] 8. Smoke alarms: Interconnected & on every level & outside and inside each sleeping area, hardwired w/ battery backup (R313).
- [] 9. Electrical service connected & activated by power company.
- [] 10. Water service connected and sanitized. Adequate flow rate.
- [] 11. Sewage disposal system connected and APPROVED.
- [] 12. Contract can be certified 100% complete in accordance with the Plans & Specifications.
- [] 13. Verify that Environmental Mitigating Measures have been complied with.
- [] 14. Obtain Certificate of Occupancy issued by local Building Code Official.

Note: This checklist may be used as an inspection aid, but should not be considered to be complete and all inclusive. Job conditions vary. All work shall be in accordance with the **International Residential Code (IRC) 2003**.